

3911

MEMORANDUM

FEBRUARY 7, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: CHARGE-OFF OF DELINQUENT USE & OCCUPANCY ACCOUNTS

The Property Management Department is continuing its case-by-case review of vacated and active accounts receivable. Attached is a list of eight (8) accounts which they deem uncollectible for the reason(s) enumerated therein.

General Counsel, Family and Business Relocation, and Accounting further concur that there is no reasonable prospect for recovering these delinquent balances. Therefore, an appropriate vote follows.

VOTED: The attached accounts be charged-off under HUD Property Management Guidelines in accordance with Urban Renewal Handbook RHA 7211.1, Chapter 3:

- (1) There is no reasonable prospect of collection; and
- (2) The probable cost of further efforts to collect would not be warranted.

VACATED AND ACTIVE ACCOUNTS RECEIVABLE TO BE CHARGED-OFF

CAMPUS HIGH

Account No. 159 Moses Patterson Vacated 8/1/75 Amount \$272.00

At the time this tenant vacated he told us he would try to pay this balance. Our Family Relocation people visited him and found he and his wife are living in hardship; both are elderly, low-income and are living up to the limited resources available.

Account No. 233 Nino Tires/Moses Johnson Vacated 9/30/77 Amount \$5,300.00

Moses Johnson moved in and illegally took over the building and business previously operated by Nino Tires when they vacated. Mr. Johnson has subsequently died; the building has been demolished and the land cleared and there is no reasonable prospect of collection.

CHARLESTOWN

Account No. 34 Gus Manning Vacated 12/1/69 Amount \$1,330.00

The above was owner-occupant and was one of the earliest takings in 1966. We have been advised by Family Relocation and our staff that he was very hostile to the BRA and has refused most contact. Tenant has never filed for relocation payment.

Account No. 515 Northern Contracting Vacated 1/31/72 Amount \$300.00

The account owed \$1,200 when they vacated and have subsequently paid \$900.00. There is no reasonable prospect of collecting the remaining balance of \$300.00.

Account No. 530 City of Boston Vacated 1/1/69 Amount \$300.00
(Election Dept.)

The City stored voting machines in the building on a temporary basis. It appears the rental fee was set in error and that the Authority had made the building available from 11/1/68 at no charge.

Account No. 300 Mary Manning Vacated 7/1/77 Amount \$20.00

Tenant has never filed for moving payment. Family Relocation states that she is a hardship case -- on limited elderly income.

SOUTH END

Account No. 1190 Eileen Whalen Vacated 2/7/79 Amount \$567.50

When the above vacated, we attempted to recover arrearage of \$1,167.50. Attorney Charles M. Wyzanski of Greater Boston Legal Services was assigned to handle her case. As proposed settlement, the Attorney gave the Authority \$600.00 turned over to him by Ms. Whalen.

Account Nos. 2435/2436/2437 Southern Diner/Jesse Chastang/Louise McIntosh

These tenants have made a \$2,500.00 payment to resolve the disputed back rental. This settlement is fair and reasonable and it is recommended that the Authority charge-off as uncollectible the remaining balance of \$1,452.80.

